



Checklist for Accessible Features in Model Homes and Sales Offices

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1. Accessible route (from site arrival points and parking to the accessible entrance):
 - Walking surfaces (driveway, sidewalk, etc.) slope less than or equal to 1:20 (5%). [IBC Section 1104, 1105; ICC/ANSI A117.1-03, Sections 402, 403]
 - Ramps (walking surface between 1:20 and 1:12; handrails and edge protection required). [IBC Section 1104; ICC/ANSI A117.1-03, Section 405]
 - Changes in level for floor and ground surfaces. [IBC Section 1104; ICC/ANSI A117.1-03, Section 403.4]
 - Egress door threshold height less than 1/2 inch. [IBC Section 1104; ICC/ANSI A117.1-03, Section 404.2.4]
2. Egress door clear width >32 inches. [IBC Section 1104; ICC/ANSI A117.1-03, Sections 404.2.3, 404.2.5]*
3. Lever lockset door hardware. [IBC Section 1104.3; ICC/ANSI A117.1-03, Section 404.2.6]
4. Accessible parking and signage. [IBC Section 1106; ICC/ANSI A117.1-03, Section 502]
5. Accessible signage [IBC Section 1110; ICC/ANSI A117.1-03, Section 703]
6. Accessible toilet and lavatory (portable okay). [IBC Section 1109.2; ICC/ANSI A117.1-03, Section 603]
7. Water fountain. [IBC Section 1109.5; ICC/ANSI A117.1-03, Section 602; IPC Section 403.1]

Please note that a service sink (mop sink) is required by the plumbing code. [IPC Section 403.1]

For a sales office located in the garage of a model home, a permit is required in accordance with USBC Section 108.1 for a change in occupancy classification from Group R-5 to Group B. Please see USBC Section 103.3 for the requirements related to a change in occupancy. If the proposed change in occupancy will be temporary, the application must include the specific time period (dates) the space will be utilized for sales presentations. If the ground floor of the home will be open to the public, an accessible route must be provided to each portion of the building in accordance with IBC Section 1104.3. An accessible route is required in multilevel buildings and facilities in accordance with IBC Section 1104.4.

Modular buildings utilized as sales offices are considered to be occupancies in Group B and must be accessible.

*with door open 90 degrees